

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, October 23, 2014 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings: 9/25/14, 10/9/14**
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions: Inland Wetlands Commission 10/6/14; Zoning Board of Appeals 10/6/14 ; Planning Commission 10/2/14;**
  - b. **Memo to Zoning Commission from K. Daniel dated 10/16/14 requesting direction re: 20 Orchard Street Apartment bond**
  - c. **Memo to Zoning Commission from K. Daniel dated 10/16/14 regarding funding for Zoning Regulation Revision**
  - d. **Legal Briefings for Building Inspectors: October 2014**
  
4. **Old Business:**
  - a.
  
5. **New Business:**
  - a. **Proposed Regulation Change #201400956: Section 242-404K (7)(b)[1] – Incentive Housing Permitted Uses (earliest date to set ph is 11/13/14)**
  
  - b. **857 – 857A Federal Road (Green Acres Luxury Apartments) #201400966: Site Plan Modification for proposed changes to building elevations, windows, Fenestration, trim and architectural features (dec date 12/26/14)**
    1. Letter from Michael Lillis, P.E. CCA, LLC to Zoning Commission dated 10/16/14  
Re: Green Acres 857-857A Federal Rd, Site Plan Modifications for Brookfield Development LLC
    2. “Site Layout Plan” prepared by CCA, LLC dated 1/31/13 revised thru 10/16/14 – sheet C1
    3. **Map Cover Sheet titled “857 Federal Road” prepared by JCS Construction Group and Do H. Chung and Partners dated 10/16/14 – sheet CS-1**
      - “General Notes” dated 8/25/14 revised 10/16/14 – sheet A-001
      - “ADA Compliance” dated 8/25/14 revised 10/16/14 – sheet A-005
      - “Bldg. 1 Basement & 1<sup>st</sup> Floor Plans” dated 8/25/14 revised thru 10/16/14 – sheet A-101
      - “Bldg. 1 Typ. 2<sup>nd</sup> & 3<sup>rd</sup> Fl. & 4<sup>th</sup> Fl. Plans” dated 8/25/14 revised thru 10/16/14 – sheet A-102
      - “Bldg. 1 Loft & Roof Plans” dated 8/25/14 revised thru 10/16/14 – sheet A-103
      - “Bldg. II – Basement & 1<sup>st</sup> Floor Plans dated 8/25/14 revised thru 10/16/14 – sheet A-104
      - “Bldg. II – Typ. 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Floor Plans dated 8/25/14 revised thru 10/16/14 – sheet A-105
      - “Bldg II – Loft Fl. & Roof Plan” dated 8/25/14 revised thru 10/16/14 – sheet A-106
      - “Bldg. III – Basement & 1<sup>st</sup>. Floor Plans dated 8/25/14 revised thru 10/16/14 – sheet A-107
      - “Bldg. III – 2<sup>nd</sup> & 3<sup>rd</sup> Floor Plans dated 8/25/14 revised thru 10/16/14 – sheet A-108
      - “Bldg. III – Loft Floor & Roof Plan” dated 8/25/14 revised thru 10/16/14 – sheet A-109
      - “Bldg. IV – Basement & 1<sup>st</sup> Floor Plans” dated 8/25/14 revised thru 10/16/14 – sheet A-110

- “Bldg. IV – 2<sup>nd</sup> & 3<sup>rd</sup> Floor Plans” dated 10/10/14 revised 10/16/14 – sheet A-111
- “Bldg. IV – Loft Floor & Roof Plan” dated 10/10/14 revised 10/16/14 – sheet A-111
- “Building I & II Elevations” dated 8/25/14 revised thru 10/16/14 – sheet A-201
- “Building III – Elevations” dated 8/25/14 revised thru 10/16/14 – sheet A-204
- “Building IV – Elevations” dated 8/25/14 revised thru 10/16/14 – sheet A-207
- “Wall Types” dated 8/25/14 revised 10/16/14 – sheet A-603
- “Window, Door Jambs & Window Flashing Details” dated 8/25/14 revised 10/16/14 – sheet A-701

c. **110 Federal Road (BJ’s Liquor) #201300900: Illumination Plan for building sign**

6. **Tabled Items:**

7. **Informal Discussion:**

- a. **330 Candlewood Lake Road:** Gas Station – requested by Steven Coppolino
- b. **Apartment Units within Single Family Dwellings (§242-405 A-b): Regulation Changes** *(continued from 10/9/14 meeting)*
- c. **Definition of stories in regards to building height:** *(continued from 10/9/14 meeting)*
  - E-mail from T. Beecher to A. Dew dated 10/16/14 Re: Stories in Brookfield
- d. **Streetscapes: Memo from A. Dew to Zoning Commission dated 10/16/14 Re: Town Center District Street Lighting and Streetscape Alternatives**
  - Attachments

8. **Comments of Commissioners:**

9. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for November 13, 2014\*\***